



TURN-KEY HISTORIC
ENTERTAINMENT
VENUE *with* LIQUOR
LICENCES INCLUDED

*see the property in
action here* →



244 N WATER STREET
PRESENTED BY MARY MARKULIS
THE AGENCY CLEVELAND NORTHCOAST



DECADES OF LIVE ENERGY

244 N WATER STREET, KENT



OPERATING FOR APPROXIMATELY 60 YEARS, THIS ICONIC KENT VENUE FIRST OPENED AS JB'S, LATER EVOLVING INTO JB'S CONCERT CLUB. IT QUICKLY BECAME A DEFINING PART OF THE REGIONAL MUSIC SCENE, KNOWN FOR HOSTING EARLY PERFORMANCES FROM ARTISTS WHO LATER ROSE TO INTERNATIONAL FAME, INCLUDING THE RED HOT CHILI PEPPERS, GLASS HARP, ERIC CARMEN, THE RASBERRIES, AND OF COURSE, JOE WALSH.

IN 1990, THE CURRENT OWNER ACQUIRED THE PROPERTY AND HAS SUCCESSFULLY OPERATED IT FOR 36 YEARS, PRESERVING ITS IDENTITY AS A HIGH-ENERGY LIVE MUSIC AND NIGHTLIFE DESTINATION, CURRENTLY UNDER THE NAME AS BREWHOUSE. THE VENUE HAS REMAINED A CONSISTENT FIXTURE IN THE KENT ENTERTAINMENT DISTRICT, SUPPORTED BY STRONG STUDENT-DRIVEN DEMAND AND LOYAL PATRONAGE.

THE SALE INCLUDES THE REAL ESTATE, ALL CONTENTS, AND D1, D3, AND D3A LIQUOR PERMITS, OFFERING A FULLY OPERATIONAL, TURNKEY OPPORTUNITY.

THE PROPERTY HAS LONG SERVED AS AN ANCHOR WITHIN THE KENT BAR SCENE AND CONTINUES TO BENEFIT FROM SUSTAINED NIGHTLIFE ACTIVITY, OFTEN DRAWING LINES DURING PEAK EVENINGS. (CHECK THE VIDEO TAKEN IN MAY OF THIS YEAR, 2026)

*see the energy for
yourself* →



PROPERTY OVERVIEW



244 N WATER STREET KENT

60-YEAR LEGACY ICONIC LIVE MUSIC VENUE, ORIGINALLY JB'S CONCERT CLUB, KNOWN FOR FEATURING MAJOR ACTS INCLUDING RED HOT CHILI PEPPERS (1984), RASBERRIES, ERIC CARMEN AND JOE WALSH



CONTINUOUSLY OPERATED SINCE 1990 BY CURRENT OWNER, MAINTAINING STRONG THREE-NIGHT-PER-WEEK OPENS AND CONSISTENT PROFITABILITY



SALE INCLUDES BUILDING, ALL CONTENTS, AND VALUABLE D1, D3, AND D3A LIQUOR PERMITS FOR TURNKEY OPERATION



PREMIER KENT LOCATION WITH STRONG COLLEGE-MARKET DEMAND NEAR KENT STATE UNIVERSITY (25,000+ STUDENTS) AND ESTABLISHED NIGHTLIFE CORRIDOR



HISTORIC, HIGH-TRAFFIC ENTERTAINMENT PROPERTY WITH PROVEN RESILIENCE, LONG-TERM UPSIDE, AND DORA ELIGIBILITY POTENTIAL

*take a look at brewhouse
in full swing* →



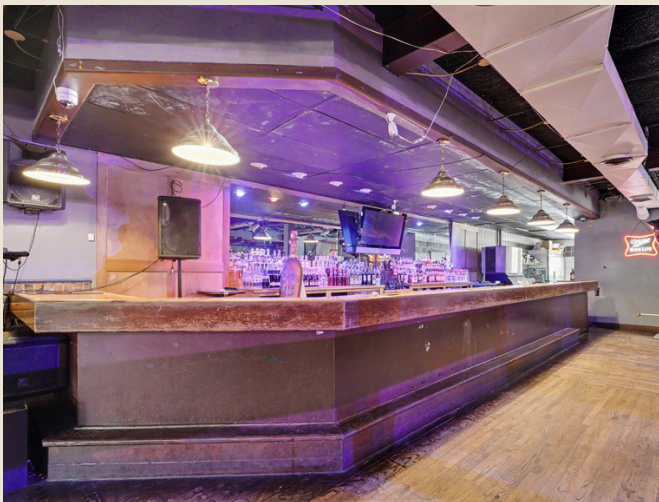


INTERIOR FEATURES

- ◆ FULLY BUILT-OUT ENTERTAINMENT AND LIVE MUSIC VENUE
- ◆ ESTABLISHED BAR INFRASTRUCTURE WITH HIGH-CAPACITY SERVICE AREAS
- ◆ STAGE AND PERFORMANCE-READY LAYOUT SUITABLE FOR EVENTS AND PROGRAMMING
- ◆ ALL FURNITURE, FIXTURES, AND EQUIPMENT INCLUDED IN SALE
- ◆ FLEXIBLE FOOTPRINT ALLOWING OPERATIONAL EXPANSION OR CONCEPT REPOSITIONING
- ◆ DESIGNED FOR HIGH-VOLUME COLLEGE MARKET PERFORMANCE

*experience the space
during peak season*





*scan here for a look
into a full house*

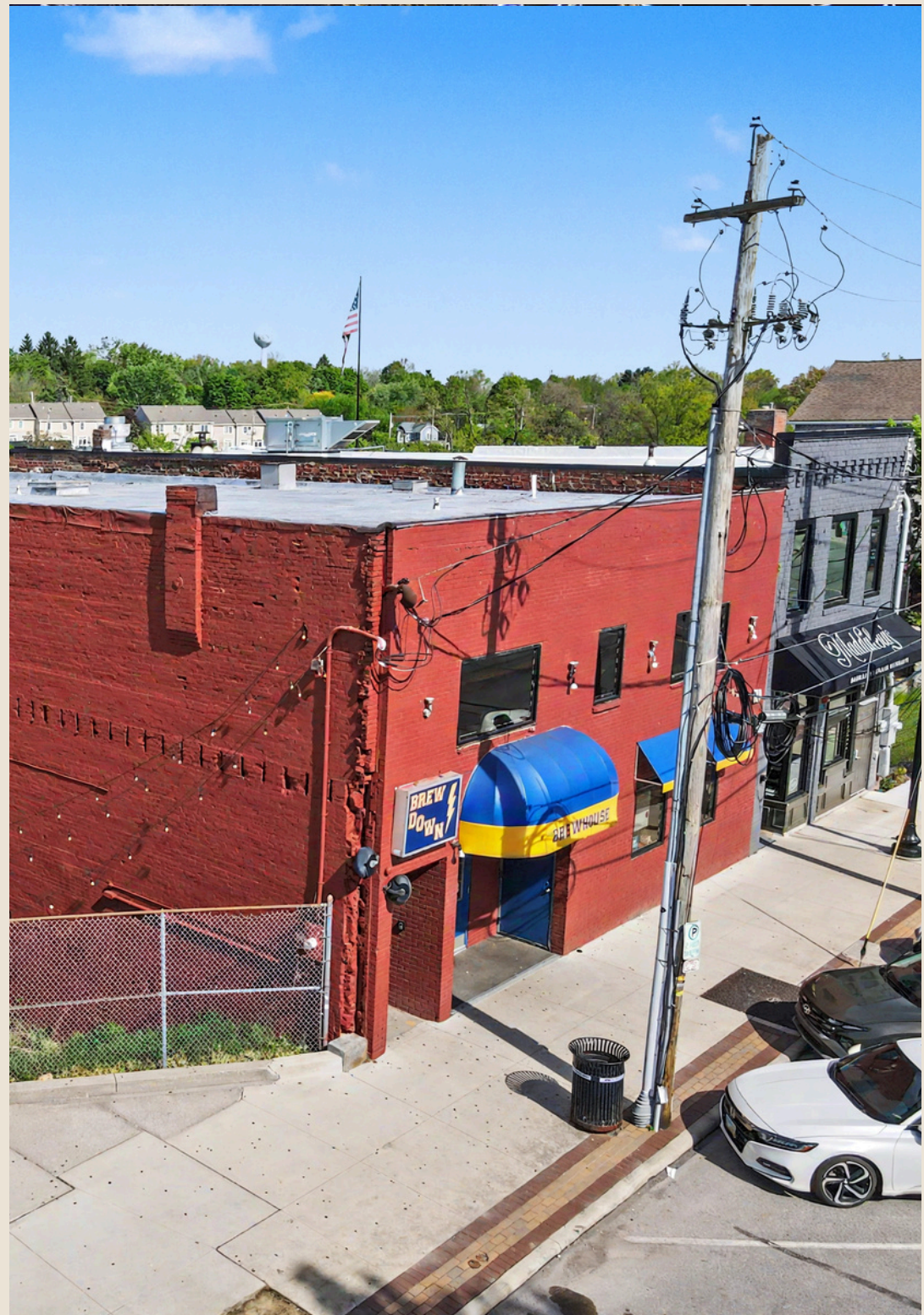


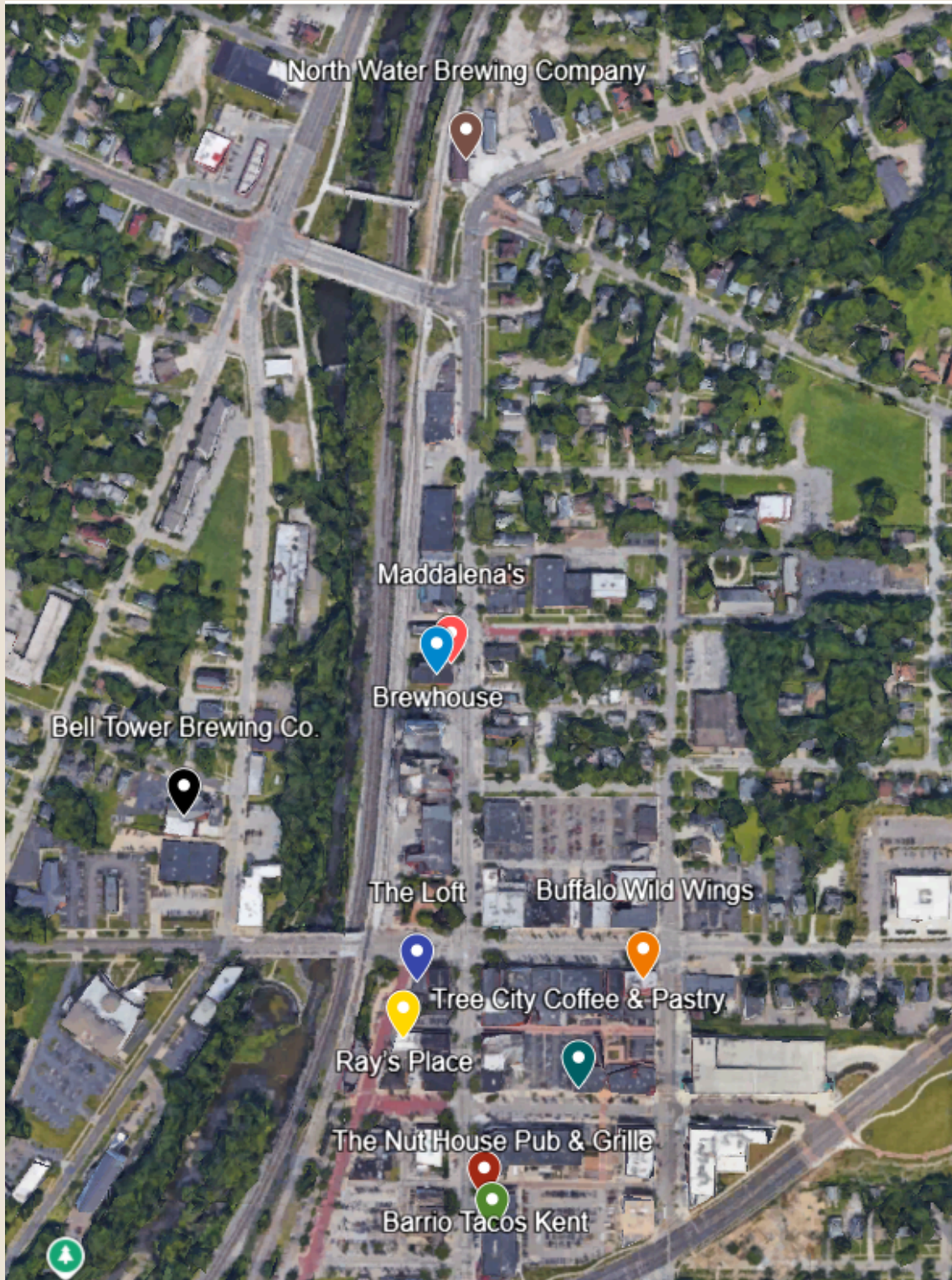


EXTERIOR FEATURES

- ◆ HIGH-VISIBILITY COMMERCIAL FRONTAGE
IN KENT ENTERTAINMENT DISTRICT
- ◆ RECOGNIZED DESTINATION PROPERTY WITH
STRONG IDENTITY AND FOOT TRAFFIC
- ◆ LOCATED WITHIN A DESIGNATED DORA ZONE
SUPPORTING EXTENDED PATRON ACTIVITY
- ◆ HEAVY PEDESTRIAN FLOW DURING PEAK
UNIVERSITY AND WEEKEND PERIODS
- ◆ STRONG ADJACENCY TO RESTAURANTS, BARS,
AND NIGHTLIFE OPERATORS

*view 244 n water
street at it's best*





LOCAL HUBS

- ◆ THE LOFT - 0.16 MILES
- ◆ RAY'S PLACE - 0.2 MILES
- ◆ MADDALENA'S - 30FT
- ◆ TREE CITY COFFEE & PASTRY - 0.26 MILES
- ◆ WATER STREET TAVERN - 900FT
- ◆ BARRIO - 0.25 MILES
- ◆ BELL TOWER BREWING CO. - 0.33 MILES
- ◆ NORTH WATER BREWING COMPANY - 0.25 MILES
- ◆ BUFFALO WILD WINGS - 0.23 MILES

*catch a glimpse of a
saturday at
brewhouse →*



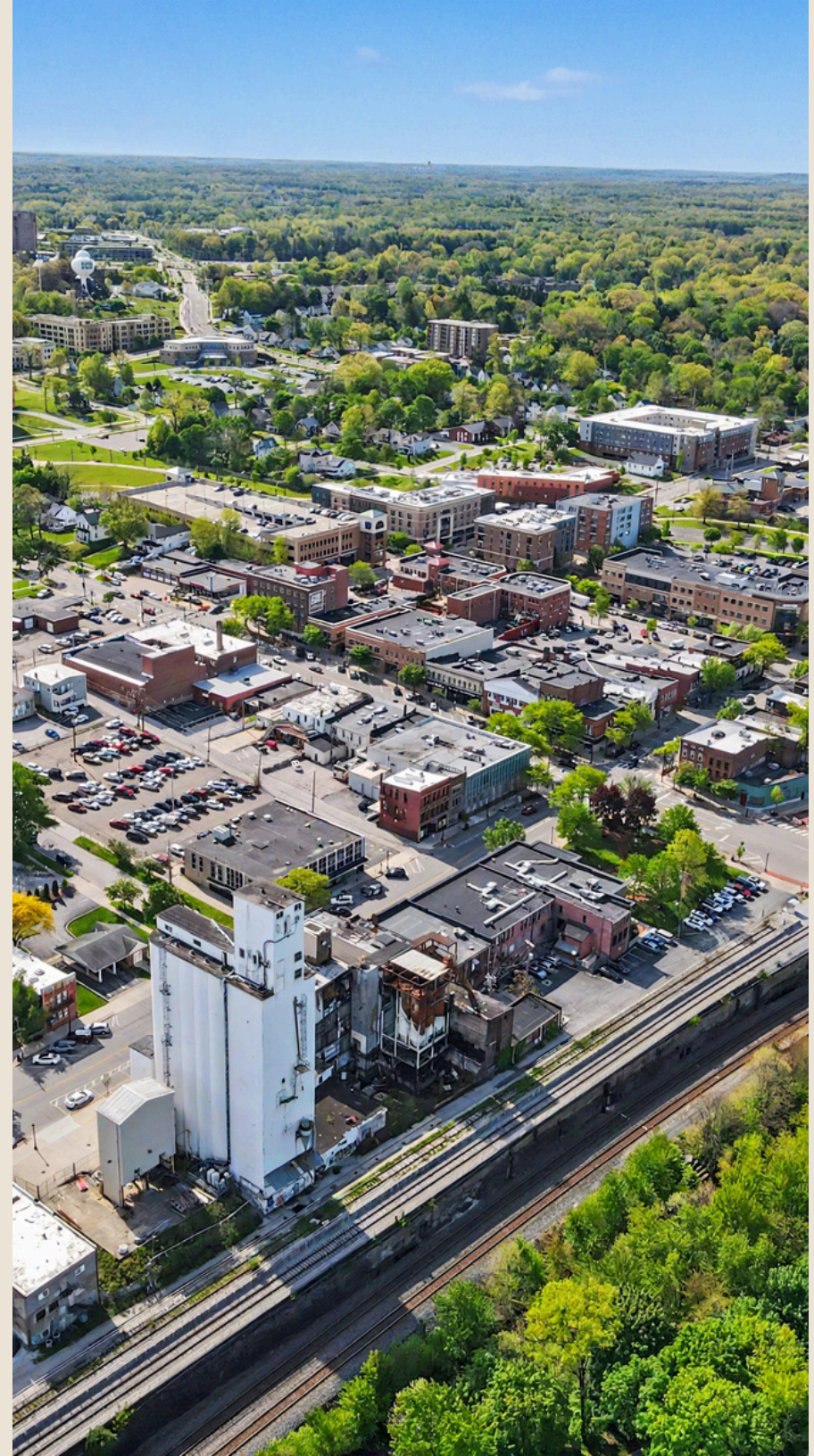


244 N WATER STREET KENT

POSITIONED IN THE HEART OF KENT'S PRIMARY ENTERTAINMENT CORRIDOR, THE PROPERTY BENEFITS FROM IMMEDIATE PROXIMITY TO KENT STATE UNIVERSITY, WITH A STUDENT POPULATION EXCEEDING 25,000.

THIS LOCATION IS ONE OF THE MOST CONSISTENT DEMAND DRIVERS IN THE REGION, SUPPORTED BY YEAR-ROUND STUDENT ACTIVITY, ALUMNI TRAFFIC, AND REGIONAL VISITORS. THE SURROUNDING DISTRICT IS A PROVEN NIGHTLIFE HUB WITH STRONG WALKABILITY AND ESTABLISHED COMMERCIAL SYNERGY.

*step into a perfect
night in kent*
→



LOCATION

PROPERTY POTENTIAL

244 N WATER STREET, KENT

dual bar opportunity

THE PROPERTY IS UNIQUELY POSITIONED TO OPERATE AS TWO SEPARATE BAR CONCEPTS AT ONCE, WITH INDIVIDUAL ENTRANCES FOR BOTH THE BREW DOWN AND BREWHOUSE. THIS FLEXIBLE LAYOUT CREATES OPPORTUNITIES FOR MULTIPLE EXPERIENCES, CONCEPTS, OR REVENUE STREAMS UNDER ONE ROOF.



third level addition potential

THE THIRD LEVEL ALSO FEATURES A SEPARATE ENTRANCE AND OFFERS EXCELLENT POTENTIAL FOR CONVERSION INTO AN ADDITIONAL VENUE, PRIVATE EVENT SPACE, LOUNGE, OR ENTERTAINMENT AREA.



flexible multi-level space

FEATURING A TOTAL OF ROUGHLY 7,840+ SQ FT OF BAR SPACE CURRENTLY, (POTENTIALLY 11,000), WITH APPROXIMATELY 3,920 FINISHED SQUARE FEET ON THE FIRST FLOOR, PLUS ADDITIONAL FINISHED LOWER-LEVEL SPACE AND SEMI-FINISHED UPPER-LEVEL SPACE, THE PROPERTY OFFERS A VERSATILE FOOTPRINT WITH ROOM FOR FUTURE EXPANSION AND CUSTOMIZATION.

*see the property in
action here* →



DEMOGRAPHICS

244 N WATER STREET, KENT

	1 MILE	3 MILES	5 MILES
2026 POPULATION ESTIMATE	9,682	109,149	223,499
2031 POPULATION PROJECTION	9,801	107,639	219,981
2026 KENT STATE STUDENT PRESENCE	18,500	47,526	26,000
2026 AVERAGE HOUSEHOLD INCOME	\$42,679	\$61,339	\$73,103
2026 POPULATION OVER 25	4,633	73,083	157,988

*Get to know 244 n
water street* →

